
S-4320
MERIDIAN LINE MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner R. Gregg Sutter, who is also the property owner, represented by R.W. Gross & Associates, is seeking primary approval of a 2 lot subdivision on 3.992 acres, located east of I-65 on the west side of Meridian Line Road, just south of CR 850 N, in Tippecanoe 7 (SE) 24-4.

AREA ZONING PATTERNS:

The site is zoned Agricultural, as is all surrounding properties. The parent tract is a 14.04 acre tract that has never been subdivided or parcelized. A ten acre farm field will be leftover to the west after the creation of this subdivision; two division rights will also remain.

AREA LAND USE PATTERNS:

Proposed Lot two has a farmhouse and an outbuilding. Lot one has two accessory structures, but currently no house. Surrounding land is either large-lot residences or farmed.

TRAFFIC AND TRANSPORTATION:

Meridian Line Road is classified as a rural local road by the County *Thoroughfare Plan*. A 30' half-width right-of-way has been shown on the sketch plan. County Highway is not requiring a "no vehicular access" statement.

Transportation plans show a proposed highway connecting the new US 231 with I-65 intersecting in the vicinity of this subdivision request. It will be, however, more than ten years before this proposed project would begin.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "Lot 1 can be considered for a shallow subsurface absorption trench system or elevated sand mound. Both systems would require a perimeter drain to lower seasonal high water table and an easement has been provided for the outlet. Lot 2 has an existing dwelling located on it served by an existing onsite sewage disposal system and water well."

The County Surveyor has already approved drainage onsite.

CONFORMANCE WITH UZO REQUIREMENTS:

All setbacks shown are correct; lot width and area are sufficient.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, and the proposed drainage easement, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.